

A two bedroom semi-detached house having been extensively renovated within the popular village of Dennington with rural outlook to the rear.



RENT

£1,100 PCM

Ref: R2551

Address

2 Townsfield Cottages
Laxfield Road
Dennington
Woodbridge
Suffolk IP13 8AE



Entrance hall, sitting room, kitchen/dining room and cloak room. Two first floor bedrooms and a family bathroom. Large front and rear gardens with utility room and shed. On-road parking.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is set in the heart of the pretty village of Dennington, which is well served by the well regarded Little Oaks playgroup, a primary school, an excellent dining pub and café, The Dennington Queen and the Neathouse Cafe. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle. The Heritage Coast is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 20 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

The Accommodation

2 Townfields Cottages is a semi-detached red brick dwelling which has been extensively renovated. It has UPVC double glazed windows and newly installed oil fired central heating. A front door leads to a hallway, where there are stairs to the first floor landing.

Off this is a sitting room with a wood burning stove, a window overlooking the front garden and an understairs cupboard. A door leads to the kitchen/dining room with shaker style units, wooden work tops, inset double butler sink, together with a rangemaster electric oven. From the kitchen a door leads to the rear porch and cloakroom.

From the first floor landing there are two double bedrooms. The principal bedroom has a built-in wardrobe, a fireplace, window to the front. The second bedroom overlooks the rear garden. A newly installed four piece first floor bathroom with underfloor heating , bath and separate shower cubicle.





Outside

To the front of property is an on-road lay-by and a gate leading into the front garden. The front garden is laid to grass with a path leading to the front door and onto the rear garden. Immediately to the rear there is a yard area and a brick outbuilding which has been converted to a utility room. Beyond this is a pleasant garden laid to grass which includes a summerhouse. In total, the rear garden measures approximately 135' by 19' with a total plot size of approximately 0.1 acres

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (76) (Copy available from the agents upon request).

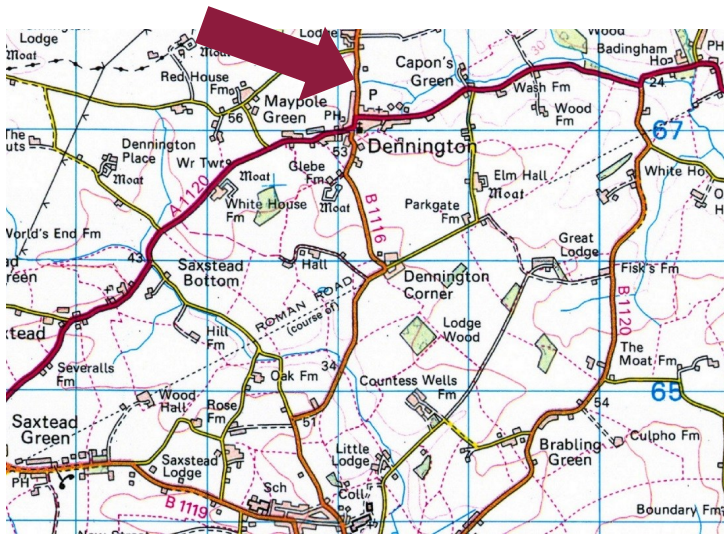
Council Tax Band B; £1,695.32 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Date January 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From Framlingham take the B1116 Dennington road and at the T-junction with the A1120 turn right and then immediately left back on the B1116. Number 2 Townsfield Cottages will be found on the left hand side, immediate opposite the primary school.

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